

Minutes of a Regular Meeting Town of Los Altos Hills PLANNING COMMISSION

Approved 03/03/2011

THURSDAY, February 3, 2011, 7:00 p.m.
Council Chambers, 26379 Fremont Road

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Abraham and Commissioners: Clow, Collins, Harpootlian, and Partridge

Absent:

Staff: Debbie Pedro, Planning Director; Brian Froelich, Associate Planner; and Victoria Ortland, Planning Secretary

2. PRESENTATIONS FROM THE FLOOR – none

Commissioner Harpootlian expressed appreciation to Sandra Humphries for her many years of dedicated service to the Town of Los Altos Hills with her contribution of time and effort on the Environmental Design and Protection Committee.

Chairman Abraham acknowledged Sandy's huge contribution to the Town and said that she and her expertise would be sorely missed.

3. PUBLIC HEARINGS

Planning Commission Ex Parte Contacts Policy Disclosure: Commissioner Harpootlian met with the applicant (Item 3.2).

- 3.1 LANDS OF KEARNEY, 27361 Moody Road; File #61-10-ZP-SD-GD-CDP; A request for a Conditional Development Permit for a 3,644 square foot new two-story residence with a detached two car garage (maximum height: 24 feet). The applicant requests a Grading Policy Exception to fill up to five (5) feet for the driveway to comply with Fire Department requirements. CEQA Review: Categorical Exemption per Section 15303 (a) (staff-Brian Froelich).

Brian Froelich, Associate Planner, presented the staff report for the Conditional Development Permit and Grading Policy exception application for a new residence. The lot unit factor for the 1.04 acre lot is below .5 as the lot has a slope of 34.98%. The Grading Policy exception was requested primarily for fill, of up to five feet, in portions of the driveway. The Santa Clara County Environmental Health Department had approved a new 2,000 gallon septic tank and 400 feet of leach field. Six bay trees, one olive, and two non-heritage oaks, and one dead heritage

oak, were proposed for removal. The Pathways Committee had recommended an easement and installation of a Type 2B pathway along Moody Road.

Commissioner Partridge asked how the setbacks had been determined considering the “uncertain property line” notation on the plans.

Staff replied that when lots in the area were originally divided, surveyors may have used different benchmarks and inadvertently created an unverified property boundary. The parcel map labels the uncertain property line area as “misclosure”. The setback in the plan is taken from the furthest point for a “worst case” scenario.

OPENED PUBLIC HEARING

Terry Kearney, applicant, offered to answer questions from the Planning Commission regarding the project.

Commissioner Collins commented on the complications involved in planning the placement of the septic system. She asked if the applicant had a preference for the recommended pathway or the pathway in-lieu fee.

Terry Kearney said that the Santa Clara County Environmental Health Department had approved the septic plan and would inspect the installation when the system was completed. In regard to the pathway, he and his wife Maury enjoy hiking and had noticed that it was difficult to safely walk along Moody Road. However, he felt that as no pathway currently existed on either side of his property, a greater number of people may be served by applying an in-lieu fee to maintenance of a more frequented pathway. Whatever decision the Planning Commission made about the pathway requirement would be fine with him.

Karen Lemes, Moody Road, said an existing ditch along Moody Road carried storm water to Adobe Creek in the winter. She felt the drainage area should be considered for the pathway construction.

CLOSED PUBLIC HEARING

Commissioner Partridge, Collins, and Harpootlian supported the project and Grading Policy exception.

Commissioner Clow supported the project and Grading Policy exception. He favored installation of the pathway with consideration of the drainage along Moody Road.

Chairman Abraham supported the new residence project and the Grading Policy exception.

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE: Motion made by Commissioner Clow and seconded by Commissioner Harpootlian to approve the requested Conditional Development Permit (with the Pathways Committee recommendation) and Grading Policy exception.

AYES: Commissioners: Clow, Collins, Harpootlian, Partridge, and Chairman Abraham
NOES: None

This approval is subject to a 22 day appeal period.

- 3.2 LANDS OF SARRAF, (T-Mobile - Applicant), 11997 Hilltop Drive; File #43-10-CUP; A request for Conditional Use Permit renewal and modification to replace an existing 12" radome with a new 14" radome on an existing wireless communication facility. CEQA Review: Categorical Exemption per Section 15301 (a) (staff-Nicole Horvitz).

Debbie Pedro, Planning Director, presented the staff report for the Conditional Use Permit renewal and modification to an existing wireless communication facility on the residential property. The property is bounded by Hwy 280 to the south and single family homes in all other directions. The project area is located in the rear of the property which slopes toward Hwy 280. The 24.5 foot monopole and ground equipment cabinet was approved by the City Council in April 1997. The wireless facility is screened by redwood, pine, and olive trees.

OPENED PUBLIC HEARING

CLOSED PUBLIC HEARING

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE: Motion made by Commissioner Partridge and seconded by Commissioner Clow to forward a recommendation to the City Council to approve the requested Conditional Use Permit and 10 year extension subject to the conditions of approval in Attachment 1.

AYES: Commissioners: Clow, Collins, Harpootlian, Partridge, and Chairman Abraham
NOES: None

This item will be forwarded to a future City Council meeting.

4. OLD BUSINESS – none

5. NEW BUSINESS – none

6. REPORTS FROM CITY COUNCIL MEETINGS

- 6.1 Planning Commission Representative for December 16 – Commissioner Partridge
- 6.2 Planning Commission Representative for January 13 – Chairman Abraham
- 6.3 Planning Commission Representative for February 17 – Commissioner Harpootlian

7. APPROVAL OF MINUTES

7.1 Approval of December 2, 2010 minutes

MOTION MADE, SECONDED, AND PASSED BY VOICE VOTE: Motion by Commissioner Harpootlian and seconded by Commissioner Collins to approve the December 2, 2010 minutes as presented.

AYES: Commissioners: Clow, Collins, Harpootlian, Partridge, and Chairman Abraham
NOES: None

8. REPORT FROM FAST TRACK MEETING – FEBRUARY 1, 2011

8.1 LANDS OF ARORA, 12670 Corte Madera Lane; File #95-10-ZP-SD-GD; A request for a Site Development Permit for a 2,058 square foot two-story addition with an 1,173 square foot basement and 588 square foot detached secondary dwelling unit (Maximum residence height: 27'). CEQA Review: Categorical Exemption per Section 15301 (e) (staff-Brian Froelich) (approved with conditions).

9. REPORTS FROM SITE DEVELOPMENT MEETINGS – DECEMBER 14, 2010, DECEMBER 21, 2010, AND JANUARY 4, 2011

9.1 LANDS OF HANAFI, 13571 Hill Way; File #232-10-ZP-SD; A request for a Site Development Permit for landscape screening for a 4,259 square foot two-story residence approved on January 15, 2009. CEQA review: Categorical Exemption per Section 15304 (staff-Brian Froelich) (approved with conditions).

9.2 LANDS OF HOMA NATOMA, LLC, 27270 Natoma Road; File #228-09-ZP; A request for a Site Development Permit for a six (6) foot tall black vinyl coated chain link fence at the property boundary. CEQA review: Categorical Exemption per Section 15303 (e) (staff-Brian Froelich) (approved with conditions).

9.3 LANDS OF EBEID, 28160 Story Hill Lane; File #177-10-ZP-SD; A request for a Site Development Permit for landscape screening of a 5,166 square foot two-story residence approved on September 4, 2008. CEQA review: Categorical Exemption per Section 15304 (staff-Brian Froelich) (approved with conditions).

9.4 LANDS OF CALIFORNIA WATER SERVICE, Magdalena Road; Assessor's Parcel #336-36-024; File #86-10-ZP-SD-VAR; A request for a Site Development Permit and a fence height Variance for an eight (8) foot tall black vinyl chain link perimeter fence. CEQA review: Categorical Exemption per Section 15303 (e) (staff-Brian Froelich) (approved with conditions).

- 9.5 LANDS OF CALIFORNIA WATER SERVICE, 25351 O'Keefe Lane; Assessor's Parcel #175-38-005, File #88-10-ZP-SD-VAR; A request for a Site Development Permit and fence height Variance for an eight (8) foot tall black vinyl coated chain link partial perimeter fence. CEQA review: Categorical Exemption per Section 15303 (e) (staff-Brian Froelich) (approved with conditions).

10. ADJOURNMENT

The meeting was adjourned by consensus at 7:38 p.m.

Respectfully submitted,

Victoria Ortland
Planning Secretary